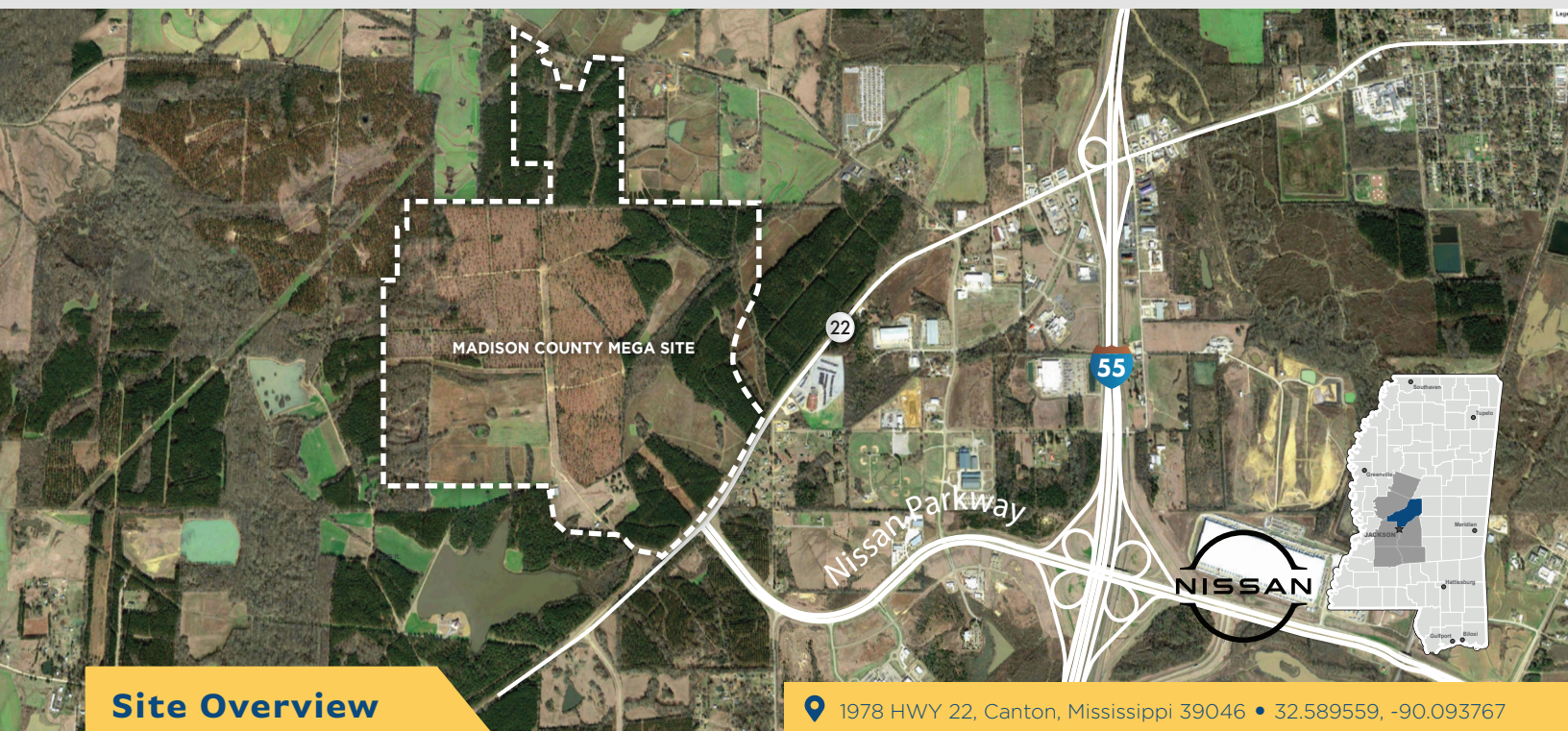


MADISON COUNTY MEGA SITE

875 Acres Outside Canton City Limits,
Within Jackson, MS MSA



www.MadisonCountyEDA.com



Site Overview

Total Acreage:

875

Ownership:

Public

Previous Use:

Undeveloped

Surrounding Land Use:

Commercial, Agricultural, Timber

Fiber/Telecom Availability:

**AT&T, C Spire
Comcast Xfinity**

Due Diligence:

**Surveys completed include
endangered species, Phase I
ESA, cultural resources,
geotechnical, and wetlands
assessments (2018)**

Location

Available Acreage:

806

Topography:

Gently Rolling

Zoning Classification:

Industrial

For Sale/Lease:

Sale-Yes, Lease-No

Subdividable:

Yes

Sale Price Per Acre:

Negotiable

Current Tenants:

**Amazon Robotic
Fulfillment Center**

Demographics

Jackson MSA Labor Force:

279,165

Madison County Labor Force:

53,955

State Per Capita Income:

\$40,491

County Per Capita Income:

\$43,567

State Unemployment (9/20):

6.8%

County Unemployment (9/20):

4.8%

Transportation

Nearest Highway:

U.S. Highway 22

Highway Distance:

Adjacent

Nearest Interstate:

I-55

Interstate Distance:

1.3 Miles

Rail Access:

No

Nearest Airport:

**30 miles - Jackson
Medgar Evers
International Airport**

Electric

Electrical Supplier:

Entergy

Distance to 3-Phase:

On-Site

Available Voltage:

12 kV and 115 kV

Available Capacity:

**40 MVA (Available Q4 '21)
Expandable to 300 MVA**

Redundancy:

**Triple Redundancy from
three separate sources**

Waste Water

Supplier:

Canton Municipal Utilities

Distance to Facility:

On-Site

Diameter of Waste Water Line:

10 inches (25.4cm)

Waste Water Capacity:

2 MGD

Natural Gas

Supplier:

Canton Municipal Utilities

Distance to Nearest Main:

On-Site

Diameter of Main:

6 inches (10.16cm)

Gas Main PSI:

60 PSI

Water

Water Supplier:

Canton Municipal Utilities

Distance to Main:

On-Site

Diameter of Water Line:

16 inches (40.64cm)

Available Capacity:

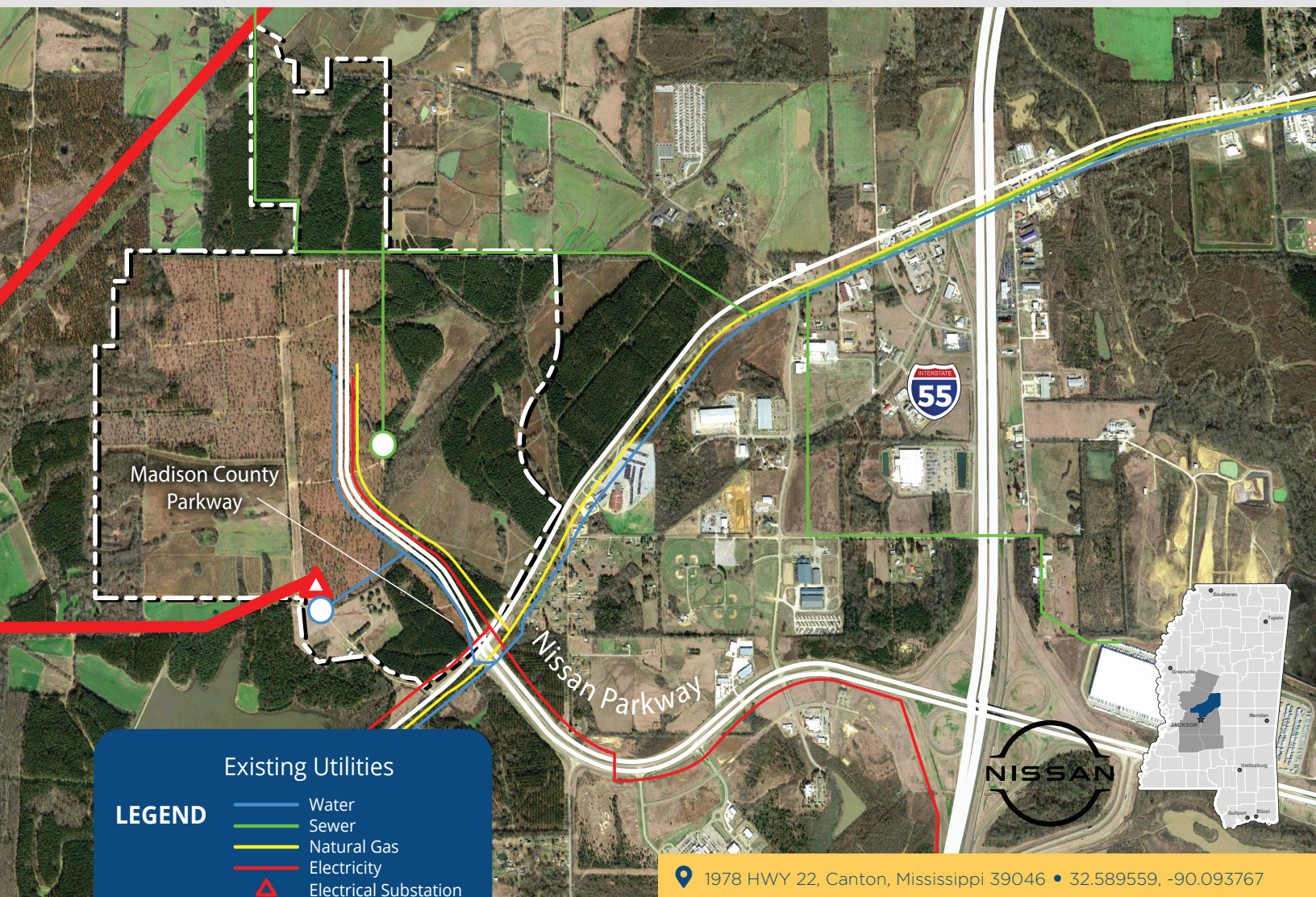
**2,500 GPM with one million
gallon elevated tank that is
under construction**

MADISON COUNTY MEGA SITE

875 Acres Outside Canton City Limits,
Within Jackson, MS MSA



www.MadisonCountyEDA.com



Electric

Electrical Supplier:
Entergy
Distance to 3-Phase:
On-Site
Current Capacity:
30 MW
Future Capacity:
Up to 320 MW

Fiber

Fiber-Optic:
AT&T, C Spire
Telecommunications:
AT&T, C Spire
Comcast Xfinity

Waste

Supplier:
Canton Municipal Utilities
Distance to Facility:
On-Site
Diameter of Main:
24 inches (60.96cm)
Current Capacity:
500 GPM collection
MGD Treatment
Future Capacity:
8 MGD Treatment Facility
with 2 MGD avail. capacity
Plant can be expanded in
2 MGD increments as needed

Gas

Supplier:
Canton Municipal Utilities
Distance to Nearest Main:
On-Site
Diameter of Main:
6 inches (10.16cm)
Gas Main PSI:
30

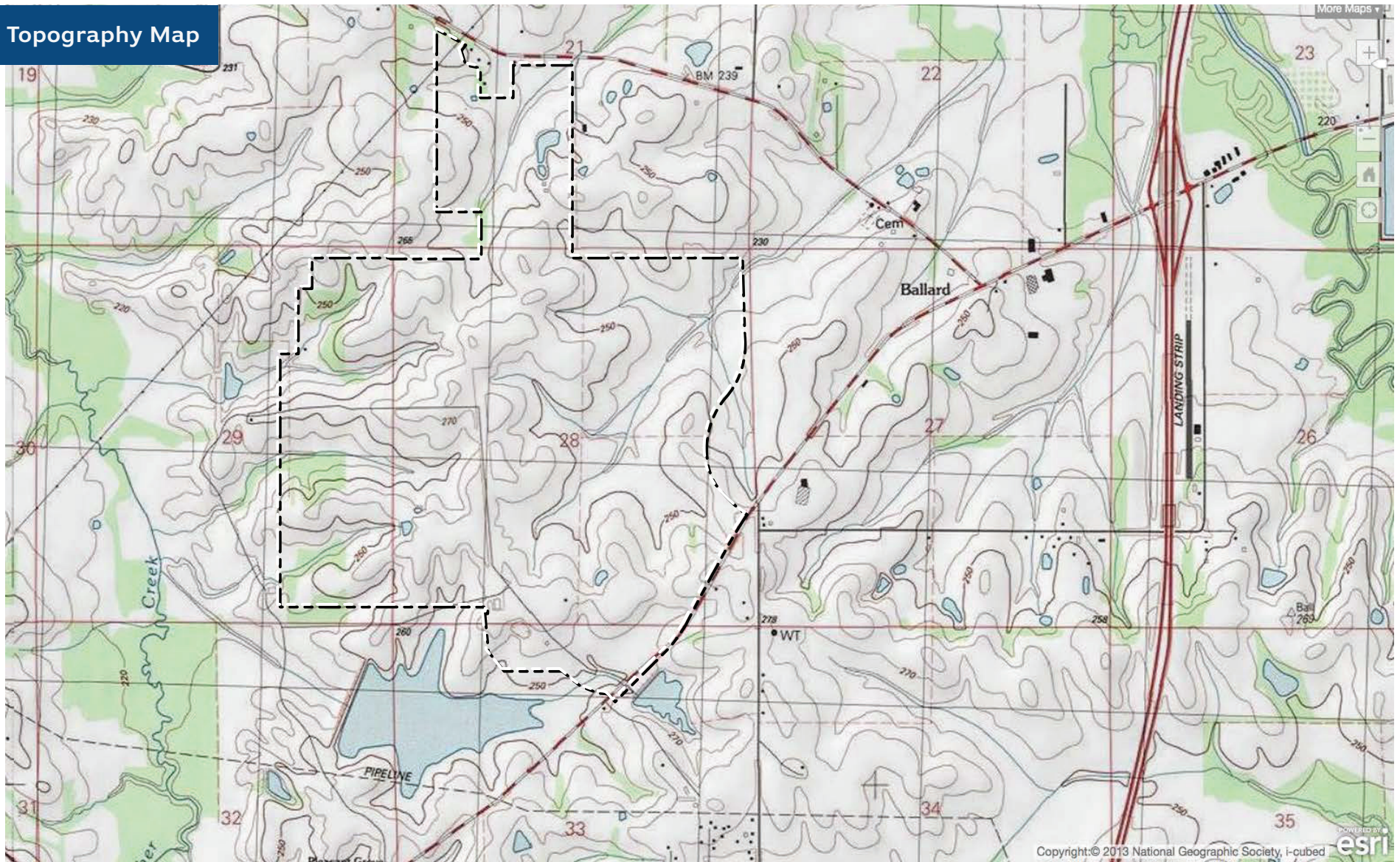
Water

Water Supplier:
Canton Municipal Utilities
Distance to Main:
On-Site
Diameter of Main:
16, 18, & 24 Inch
Current Capacity:
1.5 MGD
Future Capacity:
5 MGD

MADISON COUNTY MEGA SITE

875 Acres Outside Canton City Limits,
Within Jackson, MS MSA

Topography Map

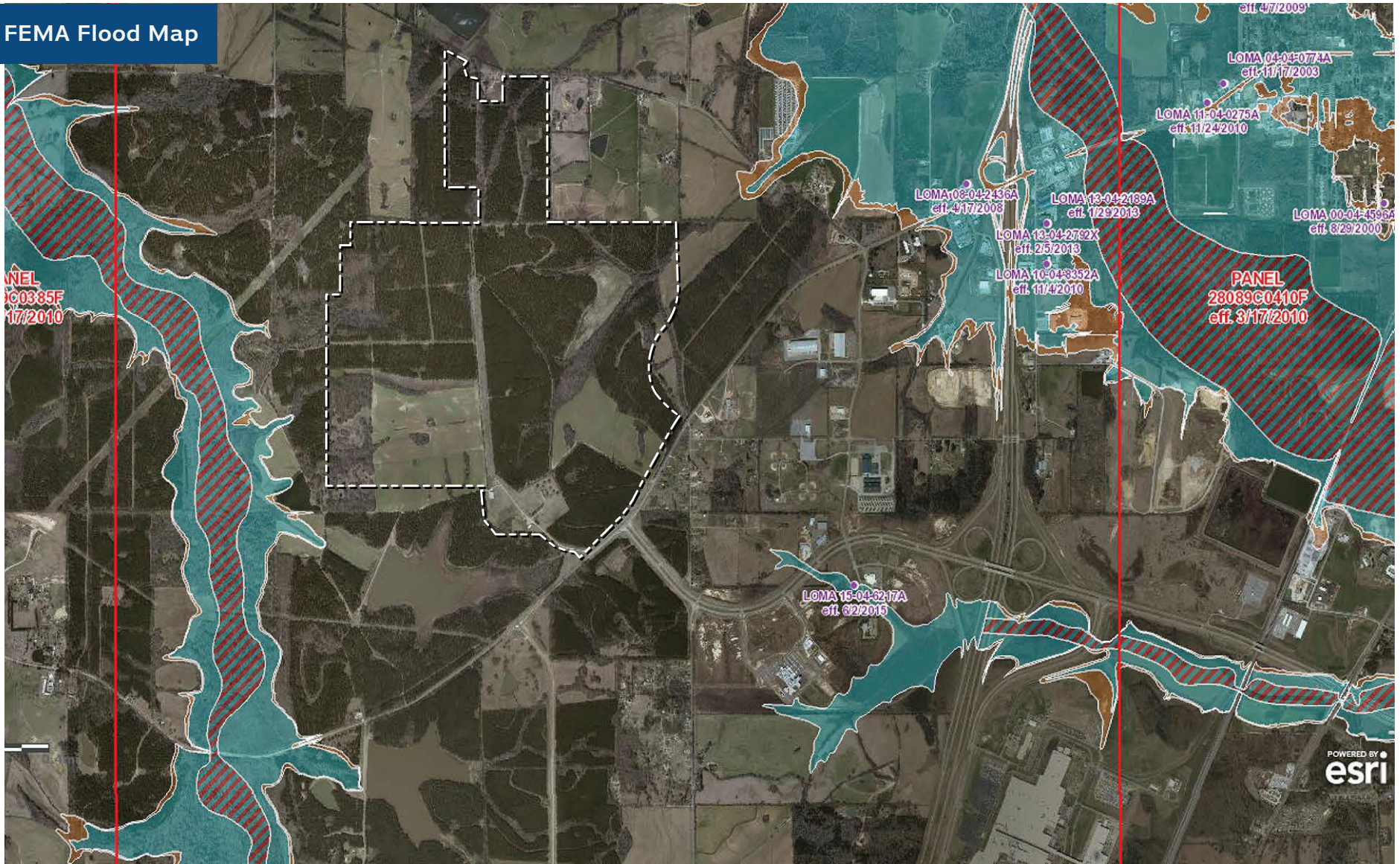


Source: ARCGIS, Powered by ESRI - USA Topo Maps Layer

MADISON COUNTY MEGA SITE

875 Acres Outside Canton City Limits,
Within Jackson, MS MSA

FEMA Flood Map



Source: USGS The National Map - Orthoimagery
ARCGIS, Powered by ESRI - FEMA's National Flood Hazard Layer